

Family home with heated pool, 4 bedrooms, garage and 2,246 m of land



INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2246 m2

IN BRIEF

Situated in Mauzac-et-Grand-Castang, this approximately 135 m² house offers a practical layout well suited to family living or use as a second home.

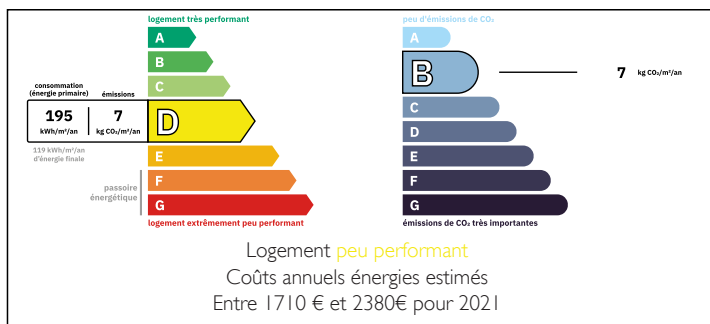
The ground floor includes a bedroom or versatile additional room, a bathroom, a separate kitchen, a utility room and a comfortable living area opening onto the terrace.

Upstairs, three further bedrooms, a shower room and a separate WC complete the sleeping accommodation.

Outside, the enclosed 2,246 m² grounds feature a heated chlorine swimming pool of approximately 10 x 5 m, a garage, workshop, wood storage area, well and garden shed.

With no overlooking neighbours, the property enjoys a good degree of privacy and an attractive

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated in Mauzac-et-Grand-Castang, in the Dordogne Valley, this approximately 135.4 m² property offers a comfortable setting and a practical layout, well suited to family living, a second home or a holiday property.

The house sits within approximately 2,246 m² of fully enclosed grounds and benefits from several useful outbuildings, including a garage and workshop. A heated swimming pool provides an additional feature for enjoying the garden and outdoor space for a longer part of the year.

The house

The stated property measurements are approximate and are not contractual.

The accommodation is arranged over two floors.

Ground floor

The approximately 31.1 m² living room forms the heart of the house. It provides a comfortable space for both sitting and dining areas, with access to the outside and the approximately 17.6 m² terrace. A wood-burning stove provides an additional source of warmth and creates a cosy focal point.

The separate kitchen measures approximately 12.5 m². A 6.7 m² utility room completes this level, providing useful space for household equipment and storage.

An approximately 11.3 m² room can be used as a ground-floor bedroom, home office, guest bedroom or versatile additional living space, depending on the owners' needs.

A 6.9 m² bathroom, fitted with a washbasin and bath, together with a separate WC, completes the ground floor.

LOCAL TAXES

Taxe foncière: 1 600 EUR

NOTES